

041.A

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Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

562,900 / 562,900

USE VALUE:

562,900 / 562,900

ASSESSED:

562,900 / 562,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		PARK ST, ARLINGTON

OWNERSHIP

Unit #: 45

Owner 1: SHAI WHE LIEN &

Owner 2: HSU CHIAO MOA

Owner 3:

Street 1: 45 PARK STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SHAMMAS RAMY CAERSAR & -

Owner 2: SHAMMAS SHOSHANNA KESTEN -

Street 1: 45 PARK STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1890, having primarily Clapboard Exterior and 1683 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6024																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	562,900			562,900		126296
							GIS Ref
							GIS Ref
							Insp Date
							05/31/18

Source: Market Adj Cost Total Value per SQ unit /Card: 334.46 /Parcel: 334.46

Entered Lot Size Total Land: Land Unit Type:

Total Card / Total Parcel
562,900 / 562,900

!3499!

USER DEFINED

Prior Id # 1:	126296
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/29/21	23:10:29
LAST REV	
Date	Time
05/31/18	16:27:25
danam	
3499	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	562,900	0	.	562,900		Year end	12/23/2021	
2021	102	FV	552,700	0	.	552,700		Year End Roll	12/10/2020	
2020	102	FV	542,500	0	.	542,500	542,500	Year End Roll	12/18/2019	
2019	102	FV	522,200	0	.	522,200	522,200	Year End Roll	1/3/2019	
2018	102	FV	473,400	0	.	473,400	473,400	Year End Roll	12/20/2017	
2017	102	FV	422,500	0	.	422,500	422,500	Year End Roll	1/3/2017	
2016	102	FV	422,500	0	.	422,500	422,500	Year End	1/4/2016	
2015	102	FV	324,500	0	.	324,500	324,500	Year End Roll	12/11/2014	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHAMMAS RAMY CA	59307-423		6/15/2012		342,000	No	No		
KATTAR SOLOMON	57486-317		9/21/2011		342,000	No	No		
BENNETT FAITH	47216-241		4/3/2006		342,500	No	No		
MCKAY-SMITH VIR	27337-310		5/29/1997		145,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/31/2018		Measured						DGM D Mann
9/15/2012		MLS						EMK Ellen K
12/21/2011		MLS						EMK Ellen K
5/6/2000								197 PATRIOT

ACTIVITY INFORMATION

Sign: VERIFICATION OF VISIT NOT DATA _____

